

TOWN OF TRURO
BOARD OF SELECTMEN
MEETING OF TUESDAY, JANUARY 30, 2007

The Truro Board of Selectmen met for their weekly session on Tuesday, January 30, 2007 at 6:00 p.m. at the Truro Town Hall, 24 Town Hall Road, Truro. In attendance were: Chairman Alfred Gaechter, Vice-Chairman Gary Palmer, Clerk Christopher R. Lucy, Curtis Hartman, Jan Worthington, Town Administrator Pamela Nolan, Administrative Secretary Julie DuPree, Assistant Town Administrator Charleen Greenhalgh, Martha Nagy, Susan Kadar, Deborah McCutcheon, Claire Perry, Bob Lowe, William Golden, Cherie Mittenthal, Peter Van Stratum, Trudi Brazil, Derek Burritt of the Banner, and Steve Desroche of the Cape Codder.

Mr. Gaechter convened the meeting at 6:00 p.m.

Minutes: Mr. Palmer moved to approve the minutes of the regular session of January 23, 2007 as presented. Mr. Hartman seconded it. Vote: 4-0-1, with Mr. Lucy abstaining due to his absence.

Public Comment: None.

Report of the Community Preservation Committee: Ms. McCutcheon reported that Mark Wilson resigned at their last meeting so they have a vacancy. She went on to report that the CPC held a very well attended public hearing and are asking ATM to appropriate CPA funds for three projects. The first one asks for \$350k to construct a duplex unit for affordable rental housing at the Old Firehouse site on Route 6A, and \$15,500.00 for administrative costs. The second one asks for \$50k for the historic preservation of the barn at the Truro Center for the Arts at Castle Hill. These funds will be used in part as seed money to bring in additional funding. There will be a condition made, in the form of a deed restriction, that if the building is ever sold, the money will be returned to the CPC. This request sets precedent as it is the first time CPA funds have been requested for a non-profit private organization. The third request will be to appropriate \$50k from FY2008 and \$10k from FY2009 funds to build a community playground. The CPC has learned that they will have additional funds to spend, so they may be able to fund this entirely from FY2008. They will be meeting this Saturday to determine where to put the additional \$25k. Mr. Palmer asked if the housing project would be fully funded with this grant. Ms. Kadar told him that they will not be fully funded by this. They hope the winning bidder from the RFP will bring some money to the table. Estimates for the project run from \$220-\$230 per square foot. Mr. Palmer asked if there were any legal problems with using CPA funds to leverage additional funding. Ms. McCutcheon told him there was no legal impediment. Mr. Palmer asked if there would be any condition put on the historical aspect of the barn. Ms. McCutcheon replied that the proposal is to get it listed on the National Register of Historic Places, and that would protect the building. Ms. Worthington wondered if they could put something in that would give the town first refusal on the property if it should be put up for sale. Ms. McCutcheon said that would raise legal issues and the possibility of it being sold is fairly remote. They didn't want to encumber this transaction too much, or cost \$20k in lawyer's fees to work it all out.

Draft FY2008 budget review: Ms. Nolan explained that all departments and chairmen were told that they must level fund except for salaries. Four percent has been figured in for non-union personnel, and all the unions have a 4% increase this year. There is one new account this year for the newly created animal control position. The ambulance is up 62.64%. The increases to

the Police and DPW budgets were due in large part to the price of fuel. Under the Operating Capital Account, the new generator for the school could be moved to next year. The Board questioned \$100k for a new wood chipper as being a bit high. Ms. Nolan will check on that with Mr. Morris. Mr. Gaechter questioned the increase in the BOA budget request because the additional employee was supposed to eliminate the need for outside services. Ms. Nolan said she was told that if the town wants tax bills in a timely manner, the Assessors office must have additional services. The new employee has not been fully trained. Ms. Brazil explained that the Assessor's need to continue to outsource stems from the requirement of a nine year cyclical inspection of all properties. They should have begun this five years ago, but the focus was on the setting of the tax rate so that tax bills would be issued on time. The new employee has not taken the assessing course yet. Mr. Gaechter said they need to see that the new employee gets the training needed. Ms. Nolan noted that their education line had actually been cut. The increase in the ConsCom budget was questioned. Ms. Nolan explained that it is to pay for environmental consultants when needed. The CAC budget has also increased dramatically, but will be paid for with cable funds, and is needed to pay for a consultant for the upcoming negotiation of a new contract. It is hoped that this will be negotiated jointly with Provincetown and Wellfleet. Ms. Brazil explained that the Capital Preventative Building Maintenance line has a zero balance because maintenance costs are included in other lines; the DPW Director has no major maintenance projects at this time. The IT budget is down from last year because of the GIS equipment purchased last year. The COA has not budgeted for the move to the Community Center because it will not happen in this fiscal year. Ms. Brazil told the BOS that the COA supply line is up because they are paying for their own expenses, such as gas for the vans. She explained that the increase in Debt Service is due to the purchase of the Poor Property; we are beginning to repay it. Ms. Nolan said they have some work to do to trim some items, and they do anticipate asking for an override. She could request that everyone cut 5% across the board, or they could cut out some capital items. Mr. Palmer asked if salaries and wages were set. Ms. Brazil said that the LIUNA contract is still to be settled, so some items will be changed. She has no figures yet on projected revenues. Mr. Gaechter said he is not ready to act on CIP items yet; he will agree to an override if it is for something significant. Ms. Brazil said that if she can get within \$130k of the projected levy limit, she will not recommend an override.

Conflict Determination: Mr. Gaechter moved to sign the statement regarding Lt. Lundborn's involvement with the LCCA. Mr. Palmer seconded it. **Vote: 4-0, unanimous.** (Ms. Worthington had to leave early.)

Town Administrator's Report: (action items)

- Reported that she has received two dog complaint letters, one of which is requesting a hearing. Neither of the letters is from the person who was bitten, so she consulted Town Counsel for clarification. He advised that MGL states any person can request a hearing. She feels the BOS needs to have a policy outlining the process to follow before they hold a hearing. She has borrowed Provincetown's policy. The Board will work on the process next week.
- Received an opinion from Town Counsel that a gazebo can be erected on land purchased with Land Bank funds. Mr. Gaechter directed her to let the Open Space and the Tercentennial Celebration Committees know of this opinion.

Selectmen/Liaison Reports: (action items)

Lucy: -Asked if the Town Administrator had heard from the MESA people regarding a date for a meeting. She has not. She reported that according to Town Counsel they are within their authority to require a conservation restriction and it would be a major fight to take this on. Mr. Palmer thought they should get the State legislators involved. Mr. Lucy questioned who was supposed to enforce the map/regs at the local level. Ms. Nolan thought it was the Building Commissioner, through the issuance of Occupancy permits. Ms. Nolan asked if the Board thought they should accept the conditions, get the building up, and then go after them. Mr. Gaechter thought it was too precedent setting. He wants to find out where we stand and where they stand by meeting with them; he doesn't want to be litigious, he just needs answers to our questions. He told Ms. Nolan to follow up on the receipt of the Board's questions.

- Mr. Lucy said people continue to have questions regarding the affordable house on Snow's Road. They have questioned where the notice was. He knows that the law regarding advertising was followed, but he feels that they may want to extend notification to those groups of people that we have said we want to keep in town--such as police and teachers. Perhaps additional notices should be posted at the Police Station and the School. Mr. Hartman said the town's website is confusing and difficult to follow. Ms. Nolan said the IT Director is coming in next week to speak to the BOS about it. Mr. Gaechter said that the website should be his top priority. Mr. Palmer said that they are still going to need committee people to give input. Mr. Gaechter said that committee people have told him that they are champing at the bit to get information on the website. If Mr. Delius is too busy, something must be done. Discussion centered on various ways to get out information on things such as affordable housing availability. Mr. Hartman suggested posting additional notices at the Post Offices and the Library.

Hartman: -Reported that Roberta Lema is the Chair of the Taxation Aide Committee. They plan to have policy and procedure in place by the next tax billing.

Gaechter: -Reported that the USPD had said they would re-advertise for a site for the NTPO by mid-January, but so far they have not. He and the Postmaster have tried to contact the new person in charge of this project, but have been unable to do so.

Next week's agenda: IT Director, CCC appointment.

At 7:45 p.m. Mr. Gaechter moved adjourn. Mr. Hartman seconded it. Vote: 4-0, unanimous.

Alfred Gaechter, Chairman

Gary Palmer, Vice-Chairman

Christopher R. Lucy, Clerk

Curtis Hartman

Janet W. Worthington
Board of Selectmen
Town of Truro